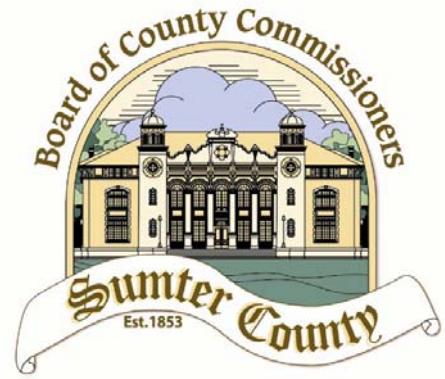


Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **October 17, 2005**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, Terry Neal-Attorney, Ricky Hendrix-Barrineau Ginn & Associates, Dan Hickey-Fire Services, Skip Lukert-Building Official, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from October 10, 2005. Mr. Parrett seconded the motion and the motion carried.

OLD BUSINESS:

River Glen Subdivision – Final Plat Review

Mrs. Webb informed the Committee the applicant had called and would be a few minutes late.

Mrs. Webb moved to table this project request until the end of the meeting. Mr. Lukert seconded the motion and the motion carried.

ACMS – Major Development – Conceptual Review

Mrs. Rogers explained additional information needed to be submitted regarding this project.

Mrs. Webb moved to table this project until October 24, 2005. Mr. Lukert seconded the motion and the motion carried.

NEW BUSINESS:

VOS: Carlton Villas – Final Plat Review

Kelle Boyer, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 76-lot/4-tract subdivision. All comments have been received and will be addressed. Easements are addressed in the covenant restrictions. An additional easement will be added to the plat.

Mr. Springstead moved to approve the final plat subject to all comments being addressed. Mrs. Webb seconded the motion and the motion carried.

VOS: Grovewood Villas – Major Development – Preliminary Review

Ron Ferris and Bob Palmer, Farner Barley and Associates, Inc., were present and requesting preliminary approval to develop a 72-unit subdivision. Staff comments were discussed regarding the maximum height of all structures and the proposed number of stories. There were no engineering comments.

Mrs. Webb moved to approve the preliminary plans subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

Mr. Springstead excused himself at 2:10 PM.

Flamingo Heights/Phase One – Final Plat Review

Deborah and Russell Hogan, and Allen Garman, were present and requesting final plat approval to develop a 13-lot subdivision. All comments were received and will be addressed. Barry Ginn, County Engineer, is out of town and has not reviewed the plat, but will forward any comments. The right-of-way width met County standards when the subdivision was designed, however, it does not meet current County standards, but it will remain a private road. Additional language will need to be added to the plat regarding the maintenance for the private road. Attorney Neal advised the applicant to seek legal assistance regarding the Homeowner's Association and covenant restriction documents. All outstanding issues regarding these legal documents will need to be addressed and revised paperwork submitted.

Mrs. Webb moved to approve the final plat subject to all comments regarding the plat, HOA, and restrictive covenant documents being addressed. Mr. Lukert seconded the motion and the motion carried.

Palm Ridge Plaza – Major Development – Engineering Review

Keith Riddle, Riddle-Newman Engineering, Inc., and Ron Grant, Grant and Dzuro, were present and requesting engineering approval to construct commercial buildings for the purpose of retail, restaurant, medical and professional offices. Attorney Neal declared a conflict of interest due to representing the applicant. Engineering comments were discussed regarding the submittal of a landscape plan, setbacks, stormwater calculations, utility connection authorization, directional arrows, regulatory agency permits, and stop signs/stop bars. Mr. Hickey will review the plans regarding fire protection and will forward any comments.

Mrs. Webb made a motion to approve the engineering plans subject to all comments being addressed and any comments regarding fire protection. Mr. Lukert seconded the motion and the motion carried.

Mr. Hickey excused himself at 2:30 PM.

SECO: Wildwood Substation – Major Development – Engineering Review

Chuck Hiott, Farner Barley and Associates, Inc., was present and requesting engineering approval to construct a 378 square foot building for the purpose of enclosing switch gear. Engineering comments were discussed regarding the on-site drainage basin, drainage calculations, pond modeling, and required Florida Department of Environmental protection permits. The 25' right-of-way along CR 222 and CR 229 needs to be deeded to the County. Mrs. Webb will place a hold on the building permit until the right-of-way is deeded.

Mrs. Webb move to approve the engineering plans subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

SECO: Bushnell Substation – Major Development – Engineering Review

Chuck Hiott, Farner Barley and Associates, Inc., was present and requesting engineering approval to expand an existing electrical substation. Engineering comments were discussed regarding drainage calculations, retention pond discharge, required FDEP permits, erosion control, emergency overflow, and property boundaries.

Mrs. Webb moved to approve the engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

River Glen Subdivision – Final Plat Review

Mrs. Webb made a motion to remove this project from the table. Mr. Parrett seconded the motion and the motion carried.

Michael Fields, project agent, was present and requesting final plat approval to develop an 8-lot subdivision. All comments have been received and will be addressed. The tax statement shown on the title opinion needs to be updated. All utility easements must be shown on the plat. The Florida Department of Transportation drainage ditch needs to be removed from the plat due to it not being included in the project boundary. Attorney Neal will discuss the required revisions with Attorney Thornton.

Mrs. Webb moved to approve the final plat subject to all comments being addressed. Mr. Parrett seconded the motion and the motion carried.

The next meeting is scheduled for October 24, 2005.

Meeting adjourned at 3:05 PM.